

Space Above This Line for Recording Data

Prepared By: Realty Title, 6397 Goodman Rd, Suite 112, Olive Branch, MS 38654 (662)893-8077

Return To: Lincoln Hodges, Atty., 2294 S. Germantown Rd.,
Germantown, TN 38138 901-754-6440

WARRANTY DEED

Grantor(s): **Sheri M. Pecukonis, Don R. May, and Connie D. Bailey**

Address: 6397 Goodman Rd., Ste 112, Olive Branch, MS 38654

Phone: 662-893-8077 (Home) N/A (Work, if any)

Grantee(s): **Joshua O. Rosa and Elizabeth T. Rosa**

Address: 8778 Windersgate, Olive Branch, MS 38654

Phone: 901-754-6440 (Home) N/A (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Sheri M. Pecukonis and Don R. May and Connie D. Bailey does/do hereby sell, convey and warrant unto Joshua O. Rosa and Elizabeth T. Rosa, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

LEGAL DESCRIPTION: Lot 38, Second Addition, Germanwood Estates Subdivision, situated in Section 28, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 24, Page 33-34 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

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WITNESS our signature this 28th day of May, 2009.

Sheri M. Pecukonis
Sheri M. Pecukonis
Don R. May
Don R. May
Connie D. Bailey
Connie D. Bailey

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28th day of May, 2009, within my jurisdiction, the within named Don R. May, who acknowledged that he/she/they executed the above and foregoing instrument.

My commission expires: _____



Gail A. Eason
(Notary Public)

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28th day of May, 2009, within my jurisdiction, the within named Sheri M. Pecukonis, and Connie D. Bailey, who acknowledged that he/she/they executed the above and foregoing instrument.

My commission expires: _____



Gail A. Eason
(Notary Public)